



VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 287.71 ACRES

TAX PARCEL #S: 029-591-05, 029-591-03, 029-581-21, 029-181-10, 029-581-15, AND 029-591-04

EXISTING ZONING: CC

PROPOSED ZONING: I-1(CD) & R-22MF(CD), FIVE YEARS VESTED RIGHTS

EXISTING USES: VACANT

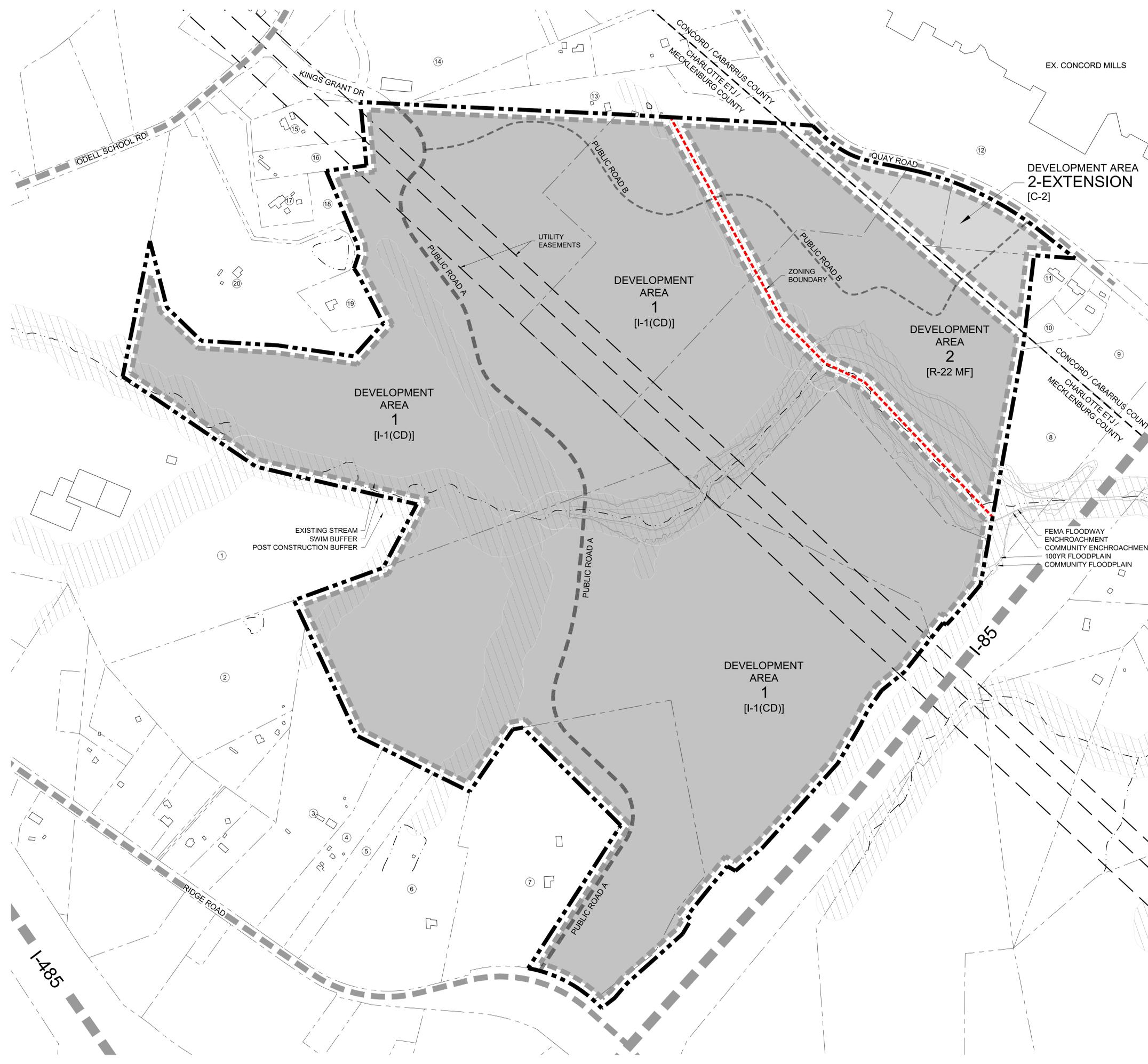
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN (I) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN) AND (II) THE R-22MF ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED R-22MF(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

- A. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO 2.25 MILLION SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).
- B. WITHIN THE R-22MF(CD) ZONING DISTRICT, UP TO 488 MULTI-FAMILY RESIDENTIAL UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL). **[NOTE FOR INFORMATION: ADDITIONAL 212 MULTI-FAMILY UNITS DESIGNATED FOR 10.42 ACRE ADJACENT PARCEL WITHIN CONCORD FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS]**

MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED I-1(CD) BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE. IN THE AREA ZONED R-22MF(CD) ALLOWED BUILDING HEIGHTS WILL BE LIMITED TO 4 STORIES.

PARKING: AS REQUIRED BY THE ORDINANCE.



NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.11.21

①	029-171-02	HICKORY GROVE BAPTIST CHURCH	80823-213	INST
②	029-581-03	LAND THAT TIME FORGOT LLC	27188-967	CC
③	029-581-10	RICHARD M YOUNG	27023-165	R-8MF (CD)
④	029-581-12	AMH NC DEVELOPMENT LP	34410-379	R-3
⑤	029-581-22	AMH NC DEVELOPMENT LP	34410-379	R-3
⑥	029-581-13	AMH NC DEVELOPMENT LP	34410-379	R-3
⑦	029-581-14	AMH NC DEVELOPMENT LP	33132-74	CC
⑧	029-591-01	DAVIDLAND LLC	08627-724	R-3
⑨	458-791-1759-0000	DAVIDLAND LLC / A NC LLC	03033-0044	LI
⑩	458-961-8976-0000	QUAY LLC / A NC LLC	09853-0036	LI
⑪	458-962-8251-0000	HARKER RONNIE R / MARTHA H WF	12242-0271	LI
⑫	458-963-6730-0000	MALL AT CONCORD MILLS LP	10206-0313	C-2
⑬	029-181-04	ROBERT LUNN	33182-1	R-3
⑭	029-181-26	KINGS GRANT APARTMENTS LLC	33318-17	CC
⑮	029-181-12	PIEDMONT NATURAL GAS COMPANY INC	30216-687	R-3
⑯	029-181-22	PIEDMONT NATURAL GAS COMPANY INC	30216-687	R-3
⑰	029-181-21	WINNIE N FOX LLC	35142-558	R-3
⑱	029-181-20	WINNIE N FOX LLC	35142-558	R-3
⑲	029-181-19	FIVE FOX LLC	35142-556	R-3
⑳	029-181-18	FIVE FOX LLC	35142-556	R-3

REVISED

SCALE

PROJECT

KINGS GRANT

CHARLOTTE, NC  
REZONING  
#2021-XXX

DESIGN PROJECT # 1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.11.21

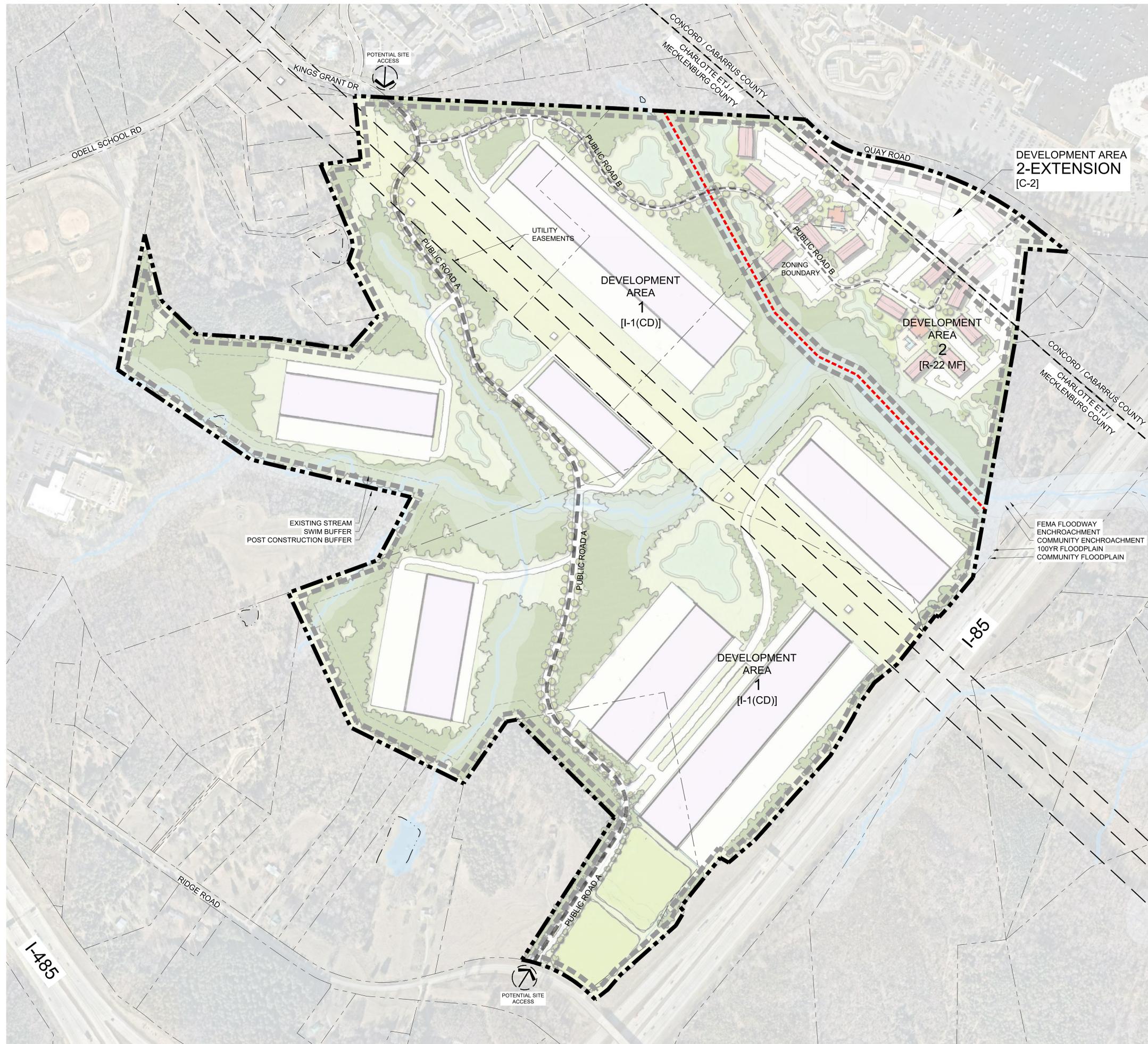
DESIGNED BY: JYK  
DRAWN BY: JYK  
CHECKED BY: KST

SCALE  
VERT: N/A  
HORZ: 1"=200'  
0 100 200 400

TECHNICAL DATA

SHEET NUMBER

RZ-1



**SITE LEGEND**

PROPOSED PROPERTY LINE	— — — — —
COUNTY LINE	- - - - -
DEVELOPMENT AREA	▬ ▬ ▬ ▬ ▬
ZONING BOUNDARY	- - - - -
PUBLIC ROAD A	▬ ▬ ▬ ▬ ▬
PUBLIC ROAD B	- - - - -
POTENTIAL ACCESS	↗ ↘

REVISION

SCALE

**KINGS GRANT**

CHARLOTTE, NC  
REZONING  
#2021-XXX

LANDDESIGN PROJ# 1020184

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.11.21

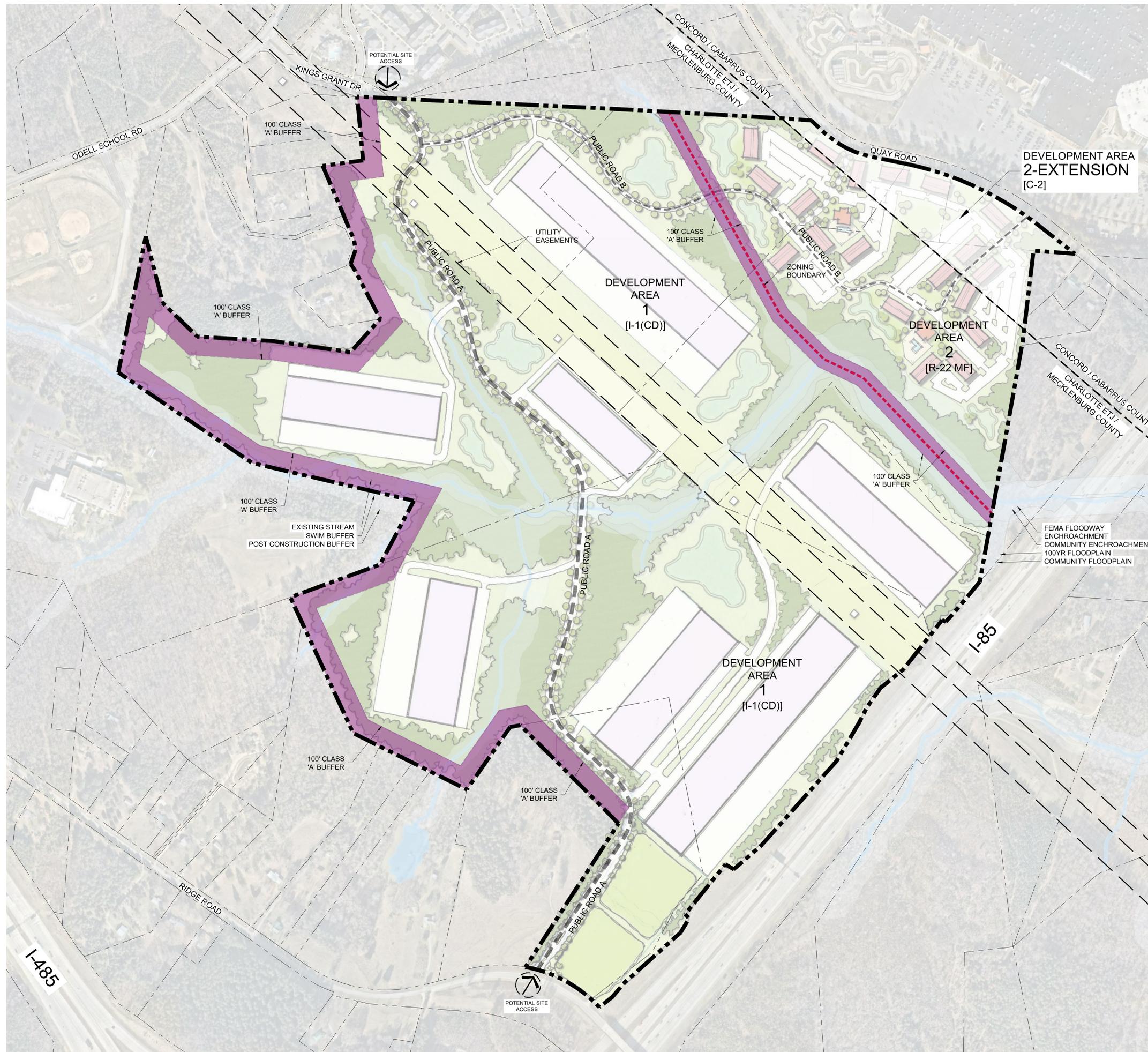
DESIGNED BY: JJK  
DRAWN BY: JJK  
CHECKED BY: KST

SCALE  
VERT: N/A  
HORZ: 1"=200'  
0 100 200 400

SHEET TITLE

SHEET NUMBER

RZ-2



KEY MAP

SEAL

PROJECT

**KINGS GRANT**

CHARLOTTE, NC  
REZONING  
#2021-XXX

LANDDESIGN PROJ# 1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.11.21

DESIGNED BY: JVK  
DRAWN BY: JVK  
CHECKED BY: KST

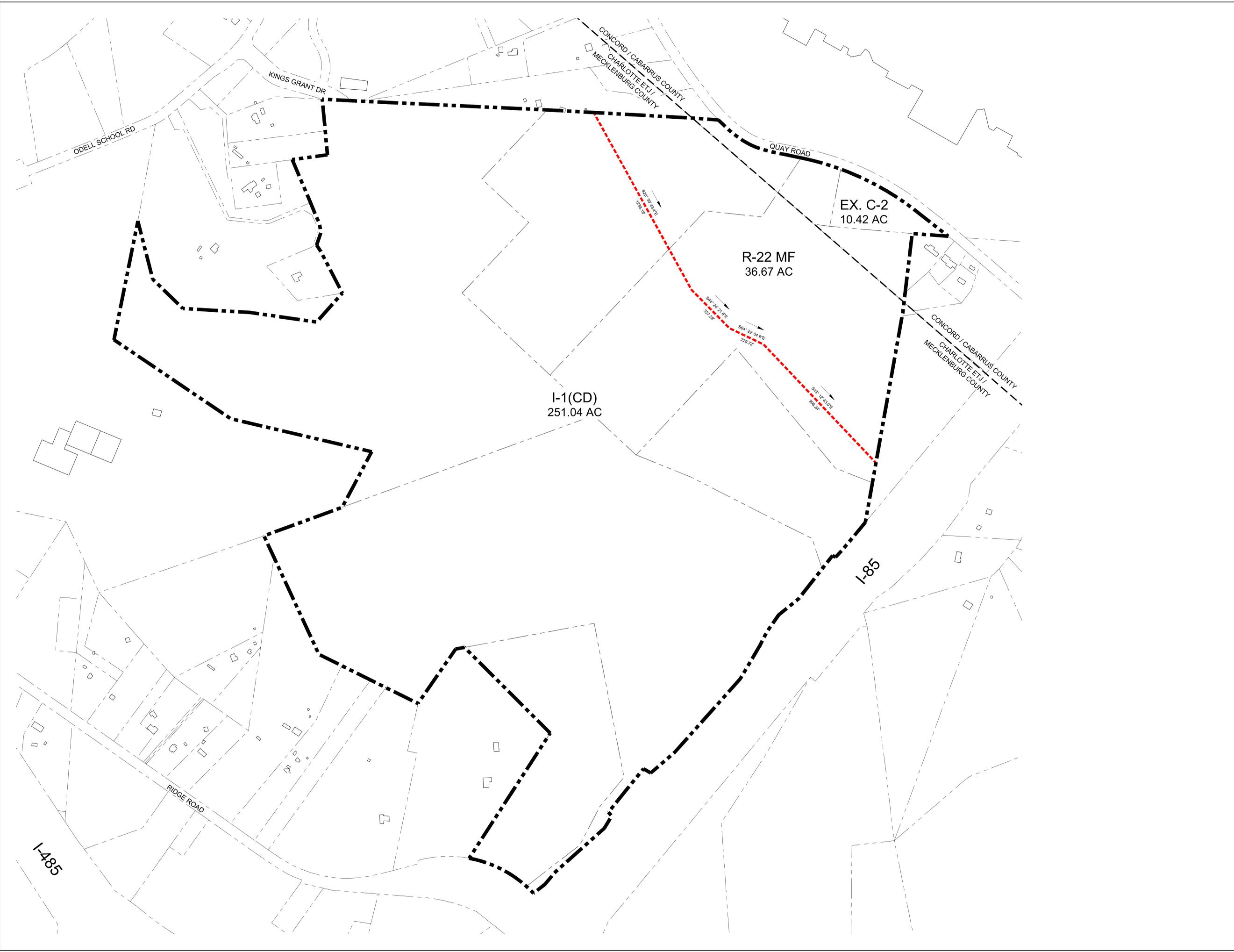
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VERT: N/A  
HORZ: 1"=200'  
0 100 200 400

SHEET TITLE

PROPOSED BUFFERS

SHEET NUMBER

**RZ-3**



KEY MAP

SEAL

PROJECT

**KINGS GRANT**

CHARLOTTE, NC  
 REZONING  
 #2021-XXX

DESIGN PROJ# 1020184

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.11.21

DESIGNED BY: JYK  
 DRAWN BY: JYK  
 CHECKED BY: KST

SCALE  
 VERT: N/A  
 HORZ: 1"=200'

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

**RZ-4**

